



Rosemont, Hanney Road Southmoor OX13 5HT

**Hodsons**  
...your move, our passion

# Rosemont

**Stunning and highly individual detached single storey residence, recently substantially extended and completely refurbished to provide a wonderful 2,018 sq ft home within this highly sought after non-estate location, offering many features including fabulous 28' open plan lifestyle room with spectacular vaulted ceiling and double glazed bi-folding doors leading onto mature west facing rear gardens.**

## Location



Rosemont is situated in a slightly elevated non-estate location towards the edge of this very popular village which offers an excellent range of amenities including two general stores, post office, church, the desirable John Blandy primary school and public house complemented by a quick route onto the A420 leading to many important destinations north and south including the M4 at junction 13. There is an excellent bus service to Abingdon, Witney, Faringdon and the city of Oxford and useful distances include Abingdon (circa. 7 miles), Wantage (circa. 8 miles), Witney (circa. 9 miles) and Oxford city (circa. 10 miles).

## Directions what3words

Leave Abingdon town centre on the A415, and proceed through the village of Marcham. At the junction turn right and then immediately left at the traffic lights, again continuing on the A415. Continue to Kingston Bagpuize and at the mini-roundabout turn left onto the Faringdon Road, signposted Southmoor. Proceed for approximately half a mile before turning left onto the Hanney Road where Rosemont is found on the right hand side.



- Inviting entrance hall leading to large master bedroom featuring four piece contemporary white suite including bath and double size shower cubicle
- Second large double bedroom with walk-in study/dressing room
- Third double bedroom complemented by refitted shower room with fully tiled contemporary white suite including double size shower cubicle
- Impressive and very spacious 21' x 18' living room leading to spacious double glazed conservatory over looking the rear gardens
- Fabulous 28' double aspect lifestyle room with spectacular vaulted ceiling and stylishly refitted kitchen offering an excellent selection of floor and wall units complemented by matching central island open plan to flexible dining/living areas with bi-fold doors leading to rear gardens
- PVC double glazed windows and oil fired radiator central heating (combined with pressurised water system)
- Generous front gardens providing parking facilities for many vehicles and to the rear are mature west facing gardens featuring patio and extensive decked terrace providing delightful seating areas complemented by lawn and large wooden garden store - the whole enclosed by trees, shrubbery and fencing , affording good degrees of privacy

3		bedrooms
2		receptions
2		bathrooms

Council tax band F

Tenure Freehold

EPC rating D



Impressive and very spacious 21' x 18' living room leading to spacious double glazed conservatory over looking the rear gardens



Mature west facing gardens featuring patio and extensive decked terrace providing delightful seating areas







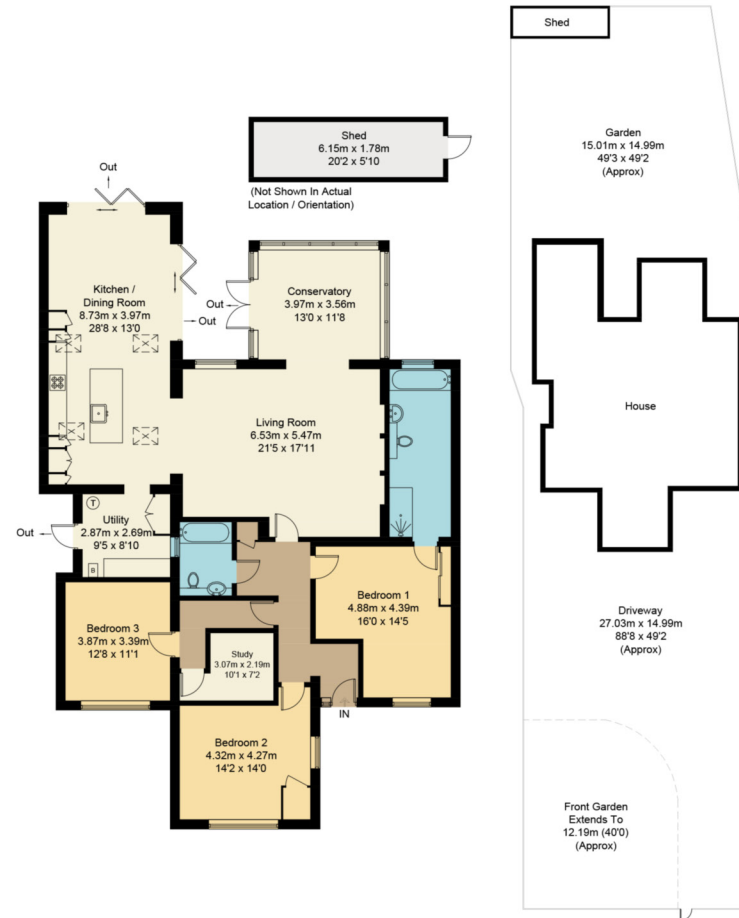


## Hanney Road, OX13

Approximate Gross Internal Area = 187.5 sq m / 2018 sq ft

Shed = 11.1 sq m / 119 sq ft

Garden / Driveway Area = 646.8 sq m / 6962 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards.  
© Mortimer Photography. Produced for Hodsons.  
Unauthorised reproduction prohibited. (ID1076469)

